

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: JANUARY 5, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:23 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and WOLFSON

EXCUSED: MEMBER MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(10:23)

1-2945

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JANUARY 5, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF OCTOBER 6, 2004 and OCTOBER 20, 2004

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

REESE - APPROVED by Reference - UNANIMOUS with MONCRIEF excused

MINUTES:

There was no discussion.

(10:23 - 10:24)

1-2954

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JANUARY 5, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report

BACKUP DOCUMENTATION:

1. Submitted after meeting: hardcopy of scripted PowerPoint

MOTION:

REESE - ACCEPTED the report - UNANIMOUS with MONCRIEF excused

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a scripted PowerPoint presentation, a copy of which is made a part of these minutes, to give the Agency members an update on the status of various projects throughout the redevelopment area. He noted that staff is working with L'Octaine to restructure its tax credit scenario due to increased constructions costs, in excess of \$1 million. However, the project should open later this year as originally projected.

Regarding the Edmond Town Center, MEMBER MACK asked if any other type of structure has been erected on the property. MR. ADAMS answered no, but staff will continue to monitor the conditions of the agreement. MEMBER WEEKLY rejoined that the water lines and other parts of infrastructure have yet to be laid. But he drives by frequently, and it is progressing.

MEMBER WEEKLY then noted there are some exciting projects that are coming to fruition. He is also excited about some other oncoming developments throughout Ward 5. The Port-of-Subs recently opened across from City Hall, and the manager is looking to do some exciting things for City staff. The new Wal-Mart Neighborhood Market at Lake Mead and Jones Boulevard is slated to open within the next two weeks. The Richard Bryan development is coming on line in East Las Vegas. ANDRE AGASSI will soon start the third phase of his school, which will include the high school portion. The Turtle Stop at Martin Luther King and Owens recently reopened, which is nice for the neighborhood because gasoline services were lacking in the area. He thanked his colleagues for their support of these projects.

CHAIRMAN GOODMAN mentioned that he spoke with CINDY FUNKHOUSER, of the Funk House,

REDEVELOPMENT AGENCY MEETING OF: JANUARY 5, 2005

MINUTES - Continued:

who thinks L'Octaine would be a great place for artists who qualify for the \$40,000 ceiling concept to set up residence. However, he discussed with CARLOS GARCIA, Superintendent, Clark County School District, that there is a real problem with attracting teachers to this community because of the high-cost of homes/apartments. Consequently, DEPUTY CITY MANAGER FRETWELL is going to be reaching out to JOYCE HALDEMAN of the Clark County School District about the possibility of offering the apartments at L'Octaine to teachers. The Mayor interjected that he is really impressed with the progress of the changes to the Fifth Street School. CITY MANAGER SELBY indicated the rehabilitation project started right after Christmas and should be completed by May for the Centennial.

(10:24 - 10:41)

1-2966

Las Vegas Redevelopment Agency
Office of Business Development

Monthly Update on Contract Projects

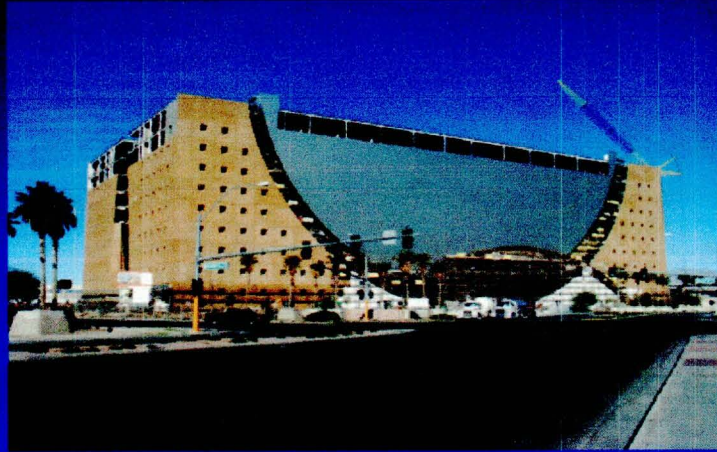
January 5, 2005

Good morning Redevelopment Board. This is our continuing update on the status of redevelopment projects under contract or in development with our Fast Track Team assistance.

1/5/05
RA #2

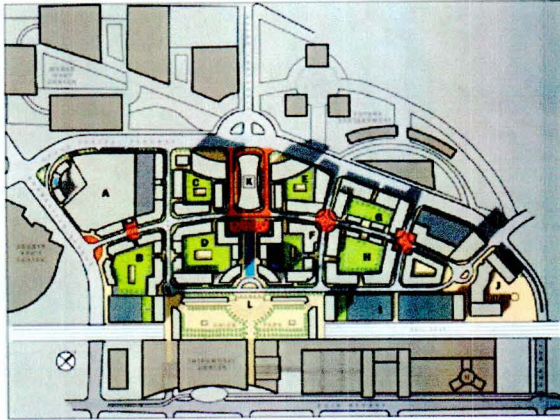
World Market Center

Union Park: Grand Central / Bonneville



- (CM Weekly)
- Construction of World Market Center is ahead of schedule
- WMC Concierge Program – OBD is developing a specialized program to assist World Market Center tenants in obtaining their necessary business licenses.
- WMC Tenants to be operational by opening of Phase I, 1.35 million sf building July 25-29, 2005 convention
- Construction permits have been obtained for tenant improvements in individual showrooms on the first few floors; tenant work has already begun in these spaces
- WMC Phase II expansion 1.6M sq. ft. now 85% pre-leased and to begin construction before July 2005

Union Park/Related



UNION PARK
REDEVELOPMENT PROJECT

San Diego, Nevada

RENDERED SITE MASTER PLAN

IRS Regional Headquarters

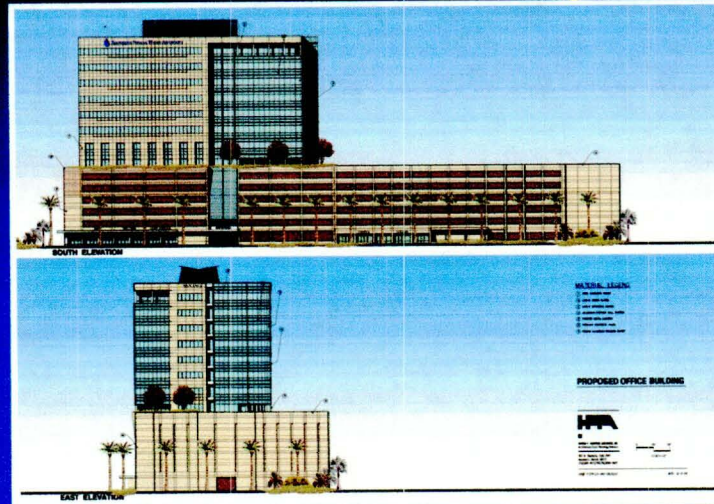
Union Park: F Street / Ogden



- (CM Weekly)
- Phase II site plan review and billboard relocation documents sent to CP for signature
- Construction proceeding rapidly on the IRS project
- Interior partition framing is underway
- All utility rough-ins are completed
- Developer indicates building substantially complete by year-end
- IRS to move in in January and open to the public by late February 2005
- Phase Two Tower and parking structure may accelerate and become a site plan application in the near future

IRS PHASE II

Union Park: F Street / Ogden



- CLV entered into an agreement w/Southern Nevada Water Authority next to the IRS building
- SNWA will occupy 1st five stories of new building and lease upper floors
- Molasky will be moving his office from Howard Hughes to occupy space in the upper floors of SNWA

L'Octaine Apartments

Arts District: Las Vegas Blvd. / Gass



- (CM Weekly)
- Authorized to allow affordability factor to increase from 60% to 80%; more tax credits hence more financing
- 11/23 – Interior work progressing; stucco applied on Gass Facade
- Stucco is being applied to the Las Vegas Blvd. Façade
- 4-story residential building complex
- Project appears to be on schedule and should be completed by Spring of 2005

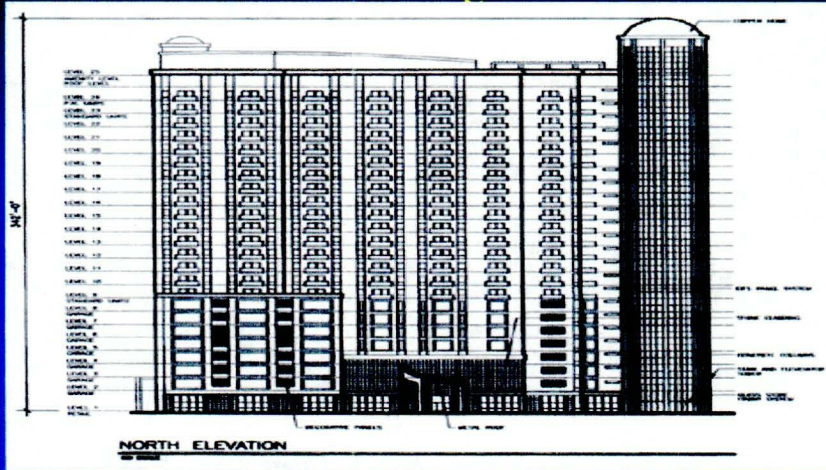
CityMark Mixed-Use Loft Condos

Office District: 4th / Bonneville



- (CW Moncrief)
- Developer in 90-day due diligence period with projected escrow to close in July '05 (new)
- Looking at utility relocation and sewer connector upsizing
- 460,000 SF total gross floor area
- Built in 2 Phases over 4 years
- DDA approved at last meeting and executed
- Escrow opened with Lawyers Title of Nevada.
- CityMark has already had a pre-application meeting with Planning & Development
- Escrow will close no later then July 2005
- Demolition and preparation for construction will be completed – July 2006
- 330 Residential units (220 units in Phase I, 110 units in Phase II)
- 13 Live/work (shopkeeper) units for sale at market rate
- 9,800 SF of Retail space at street level for lease

Related/Cherry Clark Ave., LLC
 (formerly known as "Bulldog Site")
 Office District: Las Vegas Blvd. / Clark



- (CW Moncrief)
- ENA Negotiations underway; final draft sent to Related; awaiting a response
- ENA to be brought forward for RDA Board approval in the near future
- ENA will lead to a Disposition and Development Agreement in the weeks following completion of due diligence by both parties
- Cherry Development and the Related Group of Florida, selected by City Staff Selection Committee
- Team came to their partnership agreement and corporate structure
- Related to hold a 90% interest, and Cherry a 10% interest
- oPhysical Impact
- oOne 25-story tower designed for mixed use
- oRetail - 17,766 SF
- oResidential - 646,209 SF w/ common area
- Condo units - 248
- Parking stalls - 308

601 Fremont St.

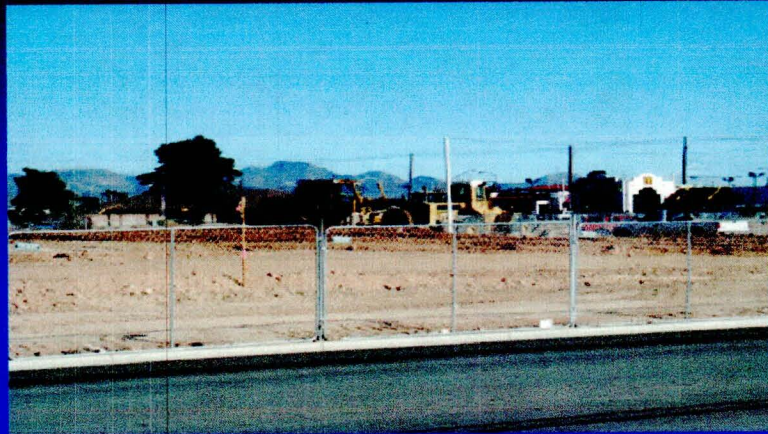
Entertainment District: Fremont/6th



- (CM Weekly)
- Staff working with 2-3 proposals and collecting further information to make a final selection
- Briefing packet to be delivered to Doug Selby and CM Weekly on recommendation soon
- Proceeding with subdivision of parcel so disposition of bldg can be treated separately from remainder of site
- Ordered new survey and reverse parcel map from Carter Burgess splitting parcel into 2 pieces.
- Project to focus on rehab. Of Parcel A, the old building for entertainment uses. After successfully opening multiple clubs in 601, the developer could take down the back parcel for dense urban mixed use development with lofts over club and retail space.
- Four potential groups could construct their project in the next 12-18 months before the Entertainment District Ordinance sunsets or has to be renewed on October 2, 2005.

Stella Lake Office (FBI)

Enterprise Park: Stella Lake/Lake Mead



- (CM Weekly)
- Revised plans (security) have been approved by Building & Safety
- Planning has concerns over landscaping; developer working to resolve
- Grading and site preparation underway
- As of 11/23, construction trailers on site and fence up
- FBI Federal Regional Headquarters
- 3-stories, 102,000 Sq. Ft.
- Civil plans approved by Land Development
- Electrical plans approved on 8/4
- Architectural plans approved 10/20
- Structural plans and plumbing plans in design review – some issues - **Developer working on Structural Inspection Agreement for project and working with Harwood Associates to resolve**

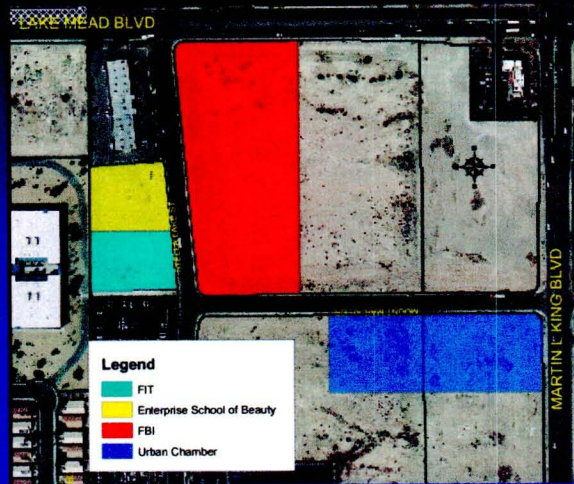
RLT Corp.Office/Training Center

Enterprise Park: MLK / Wheeler Peak



- (CM Weekly)
- Resolved coordination with City Engineer re: driveway and offsites at MLK.
- Civil engineer re-submitted on 12/16; Land Development is reviewing
- Building permit could be issued in 2-3 weeks
- Land Development, Plumbing, and Fire need sign-off
- Site Plan approved, land conveyed
- All construction drawings approved by Building Dept.
- Fire Services needs to review civil plans once approved by
Land Development
- Drainage study approved
- Architectural plans approved
- Civil Plans submitted to Land Development

Urban Chamber of Commerce Enterprise Park: MLK / Mount Mariah



- (CM Weekly) (couldn't find new slide stoney made)
- Need new map of LVEP to include Urban Chamber; FIT; Expertise School of Beauty
- FIT: ENA for 1-acre site submitted for 1/4 RE and 1/5 CC. \$5K earnest deposit; developer has until 8/05 to achieve funding for project, or until 8/06 if developer requests an extension and submits an additional \$5K earnest deposit
- Expertise School of Beauty: ENA for .9 acre site submitted for 1/4 RE and 1/5 CC. Same terms as FIT (\$5,000 earnest reserving property until 8/05 w/one extension for an addit'l \$5K earnest). Expertise formed for-profit arm for purpose of holding real estate; non-profit still in place to receive federal funding for school.

Edmond Town Center West Las Vegas: Owens & "H"



- (CM Weekly)
- Revised arch. Plans submitted on 12/16 due to observed inconsistency between arch. Plans and civil engr plans.
- Building Dept. approved revision
- Whiting-Turner is scheduled to begin pour slab on grade on 12/22 which meets deadline of 12/28 imposed by district court order
- Jeff Carson, Bldg Inspections Supvsr, will be on-site 12/23 to document construction activity.
- 300 linear feet of footings were poured on 11/19

Soho Lofts, Cherry Dev. Co.

Arts District: Las Vegas Blvd. / Hoover



- (CW Moncrief)
- Developer has contracts on most of 120 units from \$379K to \$2M+
- Soho Lofts is the first of many projects proposed in the Downtown Core Districts
- Sam Cherry is our first pioneer high-rise condo developer
- Construction has reached the second floor already
- Soho is the first to be proposed and the first of many to rise up in concrete and steel
- Soho Lofts should deliver their first units before the end of 2005

Liberty Tower

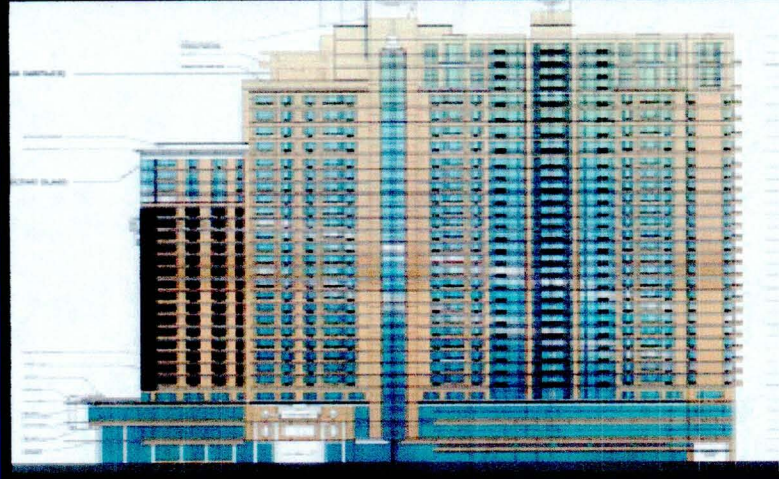
1801 S. Las Vegas Blvd.



- **(CW Moncrief)**
- **Permit Pending**
- **To start construction 2005**
- **Sales office to open**
- **Demo complete**
- **134 high-rise condo units**

Renaissance Towers

Union Park: Grand Central / Iron Horse



- (CM Weekly)
- Finalizing Construction financing
- Approved at Planning Commission last month
- Sandhurst Dev., NYC
- 31 Stories, 367Feet
- 409 Condos
- 29,810 SF Retail Service
- City Council on November 17th.
- Sandhurst Las Vegas, Tower One plans to break ground in March 2005
- Presales to launch on December 8, 2004 and currently taking unit reservations.

Streamline Tower

Entertainment District: LVB / Ogden



- (CM Weekly)
- Golden Inn Demo'd
- 144 security deposits secured
- Resolving PW issues
- To pull bldg permit by end of 1st quarter of '05
- Developer to bread ground early to mid-spring
- Approved at City Council on November 17th
- 22 Stories
- 251 Residential Units
- Ground-Floor Retail and Club Space

Las Vegas Redevelopment Agency
Office of Business Development

Monthly Update on Contract Projects

January 5, 2005

**I would be glad to answer any questions that you may have,
and also to receive your comments and requests for particular
information that you would like to receive next month.**

Thank you very much

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JANUARY 5, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

JERRY M. NEAL, Marble Manor Resident Council, noted that there are over 10 million illegal aliens in this country that are taking jobs from American citizens. He then introduced LONNIE HUNT, who has unsuccessfully been trying to get electricity at her apartment in Marble Manor. It was disconnected, and the Housing Authority will not help her. MS. HUNT explained that the power to her apartment was turned off after she paid \$50 of the \$170 bill. She sought the assistance of Social Services and HELP of Southern Nevada, but she was turned down because she has no income. She currently receives a \$62 rebate check and is attending school through a grant, but she has not yet received those monies. In the meantime, she has no electricity and is living by candlelight. She asked for the Council's help. CHAIRMAN GOODMAN referred her to DEPUTY CITY MANAGER FRETWELL for possible assistance. MS. HUNT opined that there should be laws prohibiting the power company to turn off the electricity to low-income housing under a certain amount of money, because it is dangerous to not have electricity. She has a small child who is disabled.

LOIS SARID, resident of North Las Vegas, suggested MS. HUNT contact Nevada State Welfare for low energy assistance. She then welcomed the Council to the year 2005. As a transitioning ex-felon, she feels blessed to be able to attend some of the public forums to address some of the issues in North Las Vegas. It is important to redevelop the communities, but more effort should be put into redeveloping people. She then recited a poem. MEMBER WEEKLY applauded MS. SARID for her poem and thanked her for working with PENNY JACKSON to do HIV/AIDS outreach throughout the community. She is an angel and a blessing.

CARL MADONIC, Las Vegas resident, read and submitted his written comments to the Chairman suggesting the City actively pursue mass transit, such as a BART System, for Las Vegas. He also handed the Chairman brochures regarding various forms of mass transit.

(10:41 - 10:49)

2-168

THE MEETING ADJOURNED AT 10:49 A.M.

Respectfully submitted:


GABRIELA PORTILLO-BRENNER, DEPUTY CITY CLERK

January 12, 2005


Barbara Jo Ronemus, Secretary